

**SCHA**  
**2019 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)**

*Figures in RED are directly from HUD 4/24/2019; other numbers have been extrapolated*

**AMIs**

Household size	HUD EXTREMELY LOW			HUD LOW	TRUE	90%	100%	110%	120%	140%	160%
	INCOME	50%	60%	INCOME	80%						
1 person	\$18,750	\$31,200	\$37,440	\$49,950	\$49,920	\$56,160	\$62,400	\$68,640	\$74,880	\$87,360	\$99,840
1.5 person	\$20,075	\$33,425	\$40,110	\$53,500	\$53,480	\$60,165	\$66,850	\$73,535	\$80,220	\$93,590	\$106,960
2 person	\$21,400	\$35,650	\$42,780	\$57,050	\$57,040	\$64,170	\$71,300	\$78,430	\$85,560	\$99,820	\$114,080
3 person	\$24,100	\$40,100	\$48,120	\$64,200	\$64,160	\$72,180	\$80,200	\$88,220	\$96,240	\$112,280	\$128,320
4 person	\$26,750	\$44,550	\$53,460	\$71,300	\$71,280	\$80,190	\$89,100	\$98,010	\$106,920	\$124,740	\$142,560
4.5 person	\$28,460	\$46,350	\$55,620	\$74,175	\$74,160	\$83,430	\$92,700	\$101,970	\$111,240	\$129,780	\$148,320
5 person	\$30,170	\$48,150	\$57,780	\$77,050	\$77,040	\$86,670	\$96,300	\$105,930	\$115,560	\$134,820	\$154,080
6 person	\$34,590	\$51,700	\$62,040	\$82,750	\$82,720	\$93,060	\$103,400	\$113,740	\$124,080	\$144,760	\$165,440
7 person	\$39,010	\$55,250	\$66,300	\$88,450	\$88,400	\$99,450	\$110,500	\$121,550	\$132,600	\$154,700	\$176,800
8 person	\$43,430	\$58,850	\$70,620	\$94,150	\$94,160	\$105,930	\$117,700	\$129,470	\$141,240	\$164,780	\$188,320

**Rentals**

**Maximum affordable monthly rent**

Assumes affordability = 30% of monthly household income

Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal

Unit Size	HUD EXTREMELY LOW			HUD LOW	TRUE	90%	100%	110%	120%	140%	160%
	INCOME	50%	60%	INCOME	80%						
Studio (1 person)	\$468.75	\$780.00	\$936.00	\$1,248.75	\$1,248.00	\$1,404.00	\$1,560.00	\$1,716.00	\$1,872.00	\$2,184.00	\$2,496.00
1 bed (1.5 person)	\$501.88	\$835.63	\$1,002.75	\$1,337.50	\$1,337.00	\$1,504.13	\$1,671.25	\$1,838.38	\$2,005.50	\$2,339.75	\$2,674.00
2 bed (3 person)	\$602.50	\$1,002.50	\$1,203.00	\$1,605.00	\$1,604.00	\$1,804.50	\$2,005.00	\$2,205.50	\$2,406.00	\$2,807.00	\$3,208.00
3 bed (4.5 person)	\$711.50	\$1,158.75	\$1,390.50	\$1,854.38	\$1,854.00	\$2,085.75	\$2,317.50	\$2,549.25	\$2,781.00	\$3,244.50	\$3,708.00
4 bed (6 person)	\$864.75	\$1,292.50	\$1,551.00	\$2,068.75	\$2,068.00	\$2,326.50	\$2,585.00	\$2,843.50	\$3,102.00	\$3,619.00	\$4,136.00

**For Sale**

**Maximum Monthly Principal & Interest Payment**

Based on the affordable monthly rent amounts above, less a \$350 allowance to cover taxes, insurance, and HOA dues

Unit Size	HUD EXTREMELY LOW			HUD LOW	TRUE	90%	100%	110%	120%	140%	160%
	INCOME	50%	60%	INCOME	80%						
Studio (1 person)	\$118.75	\$430.00	\$586.00	\$898.75	\$898.00	\$1,054.00	\$1,210.00	\$1,366.00	\$1,522.00	\$1,834.00	\$2,146.00
1 bed (1.5 person)	\$151.88	\$485.63	\$652.75	\$987.50	\$987.00	\$1,154.13	\$1,321.25	\$1,488.38	\$1,655.50	\$1,989.75	\$2,324.00
2 bed (3 person)	\$252.50	\$652.50	\$853.00	\$1,255.00	\$1,254.00	\$1,454.50	\$1,655.00	\$1,855.50	\$2,056.00	\$2,457.00	\$2,858.00
3 bed (4.5 person)	\$361.50	\$808.75	\$1,040.50	\$1,504.38	\$1,504.00	\$1,735.75	\$1,967.50	\$2,199.25	\$2,431.00	\$2,894.50	\$3,358.00
4 bed (6 person)	\$514.75	\$942.50	\$1,201.00	\$1,718.75	\$1,718.00	\$1,976.50	\$2,235.00	\$2,493.50	\$2,752.00	\$3,269.00	\$3,786.00

**Maximum Sales Prices**

Assumes interest rate of 5.70%, 30 year loan term, and 90% loan-to-value (Interest rate is the FHLMC 10-year trailing average for 2009-2018)

Unit Size	HUD EXTREMELY LOW			HUD LOW	TRUE	90%	100%	110%	120%	140%	160%
	INCOME	50%	60%	INCOME	80%						
Studio (1 person)	\$22,733	\$82,319	\$112,183	\$172,056	\$171,912	\$201,776	\$231,641	\$261,505	\$291,370	\$351,099	\$410,827
1 bed (1.5 person)	\$29,075	\$92,967	\$124,962	\$189,046	\$188,950	\$220,944	\$252,938	\$284,933	\$316,927	\$380,915	\$444,904
2 bed (3 person)	\$48,338	\$124,914	\$163,297	\$240,256	\$240,064	\$278,448	\$316,831	\$355,215	\$393,598	\$470,365	\$547,132
3 bed (4.5 person)	\$69,205	\$154,826	\$199,192	\$287,996	\$287,924	\$332,290	\$376,656	\$421,022	\$465,388	\$554,119	\$642,851
4 bed (6 person)	\$98,543	\$180,431	\$229,918	\$329,035	\$328,892	\$378,379	\$427,866	\$477,352	\$526,839	\$625,813	\$724,787

Effective 4/24/2019

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE